

CITY PLANNING COMMISSION MEETING AGENDA

**TUESDAY, JUNE 23, 2015
1:30 P.M. CITY COUNCIL CHAMBER
(CITY HALL 1E07)**

PUBLIC HEARING:

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 16 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, JUNE 23, 2015 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.

A. UNFINISHED BUSINESS:

- 1. ZONING DOCKET 039/15** – Request by BCNO 4, LLC for a Conditional Use to permit an amusement place/theater over 10,000 square feet in floor area and to allow the sale of alcoholic beverages for on-premises consumption at the amusement place/theater in an HMC-2 Historic Marigny/Tremé Commercial District, on Square 153, Lots 7, 2, and 1-5 or 7 & 2 & 1/4 or 15-18, in the Third Municipal District, bounded by Elysian Fields Avenue, Chartres, Royal and Frenchmen Streets. The municipal address is 2121 CHARTRES STREET. (PD 7) (NK)

- 2. SUBDIVISION DOCKET 052/15** – Request by CINDY M. MANDINA, CLAUS L. GRASSEL AND ROBERT E. EISTERHOLD to resubdivide Lots 89, 91, 3, 2 and Pt. 1 into Lots 89A and 91A, on Square Park Place and Square B, in the Second Municipal District, bounded by East Park Place, Coscino Place, General Haig Street and Florida Avenue. The municipal addresses are 89 EAST PARK PLACE, 91 EAST PARK PLACE AND 5638 GENERAL HAIG STREET. (PD 5) (BD)

B. NEW BUSINESS:

1. **ZONING DOCKET 050/15** – Request by ABC NOLA, LLC for an Amendment to Ordinance No. 21,484 M.C.S. (Zoning Docket 003/04, which granted a Conditional Use to permit the expansion of an existing fast food restaurant) to permit the sale of alcoholic beverages for on-premises consumption at a fast food restaurant in a B-1A Neighborhood District, on Square 227, Lots A-C-B and Pt. E, in the Sixth Municipal District, bounded by Magazine, Marengo, Camp, and Constantinople Streets. The municipal address is 4041 MAGAZINE STREET. (PD 2) (SL)
2. **ZONING DOCKET 051/15** – Request by MLW FAMILY INVESTMENTS, LLC for a Conditional Use to permit the sale of alcoholic beverages for off-premises consumption and on-premises consumption at a retail store in a C-1 General Commercial District and an ICUC Inner-City Urban Corridor District overlay, on Square 749, Lot 1, 2, 3, and 4, in the First Municipal District, bounded by Tulane Avenue, and South Pierce, South Scott, and Ulloa Streets. The municipal addresses are 3939 TULANE AVENUE AND 3933 ULLOA STREET. (PD 4) (TA)
3. **ZONING DOCKET 052/15** – Request by BRYANT E. WININGER for a Conditional Use to permit the sale of alcoholic beverages for off-premises consumption at a retail store in a B-1 Neighborhood Business District, on Square 1567, Lots A and B, in the Third Municipal District, bounded by Gentilly Boulevard and Maurepas, Fortin and Crete Streets. The municipal address is 1629 GENTILLY BOULEVARD. (PD 4) (SK)
4. **ZONING DOCKET 053/15** – Request by CITY COUNCIL MOTION M-15-202 for Amendments to Calendar Ordinance No. 30,637 to:
 - Increase the maximum height requirement for fences and yards;
 - Alter the definition “Restaurant, Standard” to be consistent with state law;
 - Clarify language related to restaurant alcoholic beverage sales for consumption off-premises in the AC-1 Arts and Cultural Overlay District;
 - Clarify use standards for restaurant alcoholic beverage sales in conjunction with meals to go;
 - Change the definition and standards of “Live Entertainment-Secondary Use”;
 - Increase the height limit of the HM-MU Historic Marigny/Tremé/Bywater Mixed-Use District to 55’ with a requirement that 5% of units be affordable for any development above 50’;
 - Increase the height limit for fences to 8’;
 - Delete the requirement that bars, restaurants, and live entertainment-secondary use venues submit a noise abatement plan and a list of certain surrounding land uses within 300’;

- Allow recorded music in courtyards in the Vieux Carré until 2 a.m.;
- Modify requirements related to holding bars.
- Amend the “Table Specifying Relationship Between Future Land Use Designations and Zoning Classifications” (also known as the “consistency table”) to include MU-1 Mixed-Use Medium Intensity District as consistent with the Residential Post-War Multi-Family Future Land Use Designation. (NK)

5. ZONING DOCKET 054/15 – Request by CITY COUNCIL MOTION M-15-202 for Amendments to Calendar Ordinance No. 30,637 to:

- Various text changes related to the expansion of development bonuses for affordable housing in all zoning districts that permit multiple-family dwelling units. (KB)

6. ZONING DOCKET 055/15 – Request by CITY COUNCIL MOTION M-15-202 for Amendments to Calendar Ordinance No. 30,637 for:

- Zoning Change from an SRM-1 Multi-Family Residential District to an MU-1 Medium Intensity Mixed-Use District for the parcel known as “Pt. Tunisburg-Pt. Cazelar Pt. Parcel No. 2-A” or Lot 2A on an undesignated square in the Fifth Municipal District, bounded by Westbend Parkway, Vespasian Street, Herschel Street, and Halsey Avenue. The municipal address is 2646 WESTBEND PARKWAY. (PD 12)
- Zoning Change from an SRM-1 Multi-Family Residential District to an MU-1 Medium Intensity Mixed-Use District for the parcel known as “Pt. Tunisburg-Pt. Cazelar Pt. Parcel No. 2-B” or Lot 2B on an undesignated square in the Fifth Municipal District, bounded by Westbend Parkway, Vespasian Street, Herschel Street, and Cobblestone Lane. The municipal address is 2200 WESTBEND PARKWAY. (PD 12)
- Zoning Change from an SRM-1 Multi-Family Residential District to an MU-1 Medium Intensity Mixed-Use District for the parcel known as “Victory Drive Plaza Parcel B and Sandra Drive Parcel C” or Lot B on an undesignated square in the Fifth Municipal District, bounded by Sandra Drive, Murl Street, Vespasian Street, and Cypress Acres Drive and Lot C on an undesignated square in the Fifth Municipal District, bounded by Life Center Drive, Murl Street, Vespasian Street, and Pace Boulevard. The municipal address is 3010 SANDRA DRIVE. (PD 12)
- Zoning Change from an SRM-1 Multi-Family Residential District to an MU-1 Medium Intensity Mixed-Use District for the parcel known as “Cypress Acres Sec. 3 Pt. 5-A Pt. Parcel E-1 or Pt. Parcel 5-A-2 or Parcel 5A-2-1” or Lot 5A21 on an undesignated square in the Fifth Municipal

District, bounded by Cypress Acres Drive, Wall Boulevard, Westbend Parkway, and Vespasian Street. There is no municipal address. (PD 12)

- Zoning Change from an OS-N Neighborhood Open Space District to an MI Maritime Industrial District for all squares, all lots in the Mississippi River batture area bounded by the levee, the center line of the Mississippi River, a projection of Bermuda Street in a northwesterly direction, and a projection of Whitney Avenue in a northerly direction in the Fifth Municipal District. There is no municipal address. (PD 12) **(VM)**

C. ZONING/PLANNING MATTERS:

- 1. SUBDIVISION DOCKET 058/15** – Request by EDWIN BUTLER, REGINA CHASSAGNE, AND CYGNETTE 2, LLC to resubdivide Lots 10, 11, 12, 13 and 14 into Lots 10A and 13A, on Square 272, Delachaise, in the Sixth Municipal District, bounded by Chestnut, Foucher, Camp and Aline Streets. The municipal addresses are 3528, 3522 AND 3518 CHESTNUT STREET. (PD2) **(SL)**
- 2. SUBDIVISION DOCKET 061/15** – Request by BLAKE WOODWORKS, LLC to resubdivide Lots C-1 and A-2 into Lots C2 and A3, on Square 485, in the Third Municipal District, bounded by Saint Ferdinand, Urquhart, Marais, and Press Streets. The municipal addresses are 1239 SAINT FERDINAND STREET AND 2810-12 URQUHART STREET. (PD 7) **(LB)**
- 3. DESIGN REVIEW DOCKET 058/15** – Request by PELICAN SHORING, LLC to appeal the Zion City Residential Character Preservation Interim Zoning District, **Article 18, Section 18.64** of the Comprehensive Zoning Ordinance, to permit the new construction of a warehouse in an LI Light Industrial District, on Square 494, Lots D and, in the First Municipal District, bounded by Clio, South White, Erato and South Dupre Streets. The municipal address is 4116 CLIO STREET. (PD 4) **(BD)**
- 4. PROPERTY DISPOSITION 005/15** - Consideration of the sale of Lot A1, Square 293, in the Fourth Municipal District, bounded by Danneel, Saint Andrew, South Saratoga, and Josephine Streets. The municipal address is 2021 DANNEEL STREET. (PD 2) **(LM)**
- 5. CONSIDERATION** - Ratification of Actions Relative to Certified Subdivisions. **(SK)**

OTHER PLANNING MATTERS:

- A.** Adoption of minutes of the May 26, 2015 meeting.

B. Committee Reports.

C. Announcements.

Robert D. Rivers
Executive Director

RR/sk